

JUL 10 11 54 AM '69

LOLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

BOOK 1131 PAGE 19

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William F. Crumley

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. H. Crumley

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand and Five Hundred and Twenty and 00/100

Dollars (\$2,520.00) due and payable

in monthly installments of Seventy and 00/100 (\$70.00) Dollars commencing August 10, 1969, to be applied first to interest and the balance to principal

with interest thereon from date at the rate of four (4%) per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of the so presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located about two miles southwest of Sandy Flat and near the Jackson Grove Methodist Church, lying on the west side of the Mountain Creek Road and on the north side of the Darby Road, being shown on a plat of property made for William F. Crumley by John A. Simmons, Surveyor, dated June 14, 1968, (the name of Virginia F. Crumley was inadvertently placed on the plat) and having the following courses and distances:

BEGINNING on a nail in the intersection of the two said road, the southeastern corner of the lot, and runs thence along the center of the Mountain Creek Road n. 74-35 w. 145.2 feet to a nail (or corner); thence along the margin of Grantee's other lands, s. 79-49 w. 116.8 feet to an iron pin; thence s. 10-46 e. 152 feet to a nail in the center of the Darby Road (iron pin on north bank of said road); thence along the center of the Darby Road n. 76-36 e. 126.7 feet to the beginning, containing 42/100 of an acre, more or less.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, about two miles southwest of Sandy Flat, lying on the west side of the Sandy - Flat - Greenville Road, adjoining lands of Sterling Turner on the north, Frank Barnett on the west and the said road on the east and by other lands of myself on the south, and being a part of Tract No. 1 as shown on plat of property of H. L., G. R. and M. M. Crumley made by H. S. Brockman, Surveyor, April 22, 1949, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said road, joint corner of lands of Sterling Turner, and runs thence with the center of the said road s. 8-46 e. 136.3 feet to a nail and cap in the center of the road; thence 79-49 w. 20 feet to an iron pin on the west margin of the road, then continuing with the same course for a total distance of 187 feet to an iron pin on the Frank Barnett line; thence with the said line, n. 6-00 w. 128 feet to an iron pin on the Sterling Turner line; thence with the Sterling Turner line n. 76-55 e. 191 feet to the beginning corner, containing fifty-six one-hundredths (0.56) of one acre, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.